



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
January 17, 2012 (Tuesday)

Approved

Attending:

Board of Supervisors

Kevin C. Kerr, Chair

Guy A. Donatelli, Vice-Chair

Catherine A. Tomlinson, Member

Township Administration

Cary B. Vargo, Township Manager

Gwen A. Jonik, Township Secretary

John DeMarco, Police Chief

Al Gaspari, Codes Administrator

Mike Heckman, Director of Public Works

Dave Leh, P.E., Gilmore & Associates

John E. Good, Esq., Township Solicitor

Mark Hagerty, Court Stenographer

Mr. Kerr called the meeting to order at 7:01 p.m., led the salute to the flag, offered a moment of silence, and called attention to Girl Scouts Kira Young, Lais Santoro, Sophia Swiatek and Leader Virginia Swiatek (Troop #41) who were in attendance as part of their %inside Government+badge work.

Conditional Use Hearing

Mr. Kerr turned the meeting over to John Good to conduct a Conditional Use Hearing for the Hankin / Bentley Systems application seeking approval to build an office building taller than 35qbut less than 45qin the Planned Industrial Zoning District. Denise Yarnoff, Esq. - Riley Riper Hollin Colagreco, Neal Fisher, P.E. - The Hankin Group, Jeff Bartlett and David Hollister . Bentley Systems, were in attendance.

Mark Hagerty recorded the proceedings. Mr. Good introduced the Boardq exhibits:

- B1 . The Application packet: Conditional Use Application Form, Riley Riperq December 1, 2011
Cover Letter, Aqua Pennsylvaniaq November 28, 2011 Letter, Ray Ott &
AssociatesqFiscal Impact Analysis, Conditional Use Plan Drawings dated
December 1, 2011, Architectural / Elevation View drawings dated September 9, 2011
- B2 . Gilmore & Associates Review Letter dated January 5, 2012
- B3 . Proof of Publication
- B4 . Memo memorializing Township Planning Commissionq recommendation of approval.
(Hold for formal Planning Commission meeting minute approval.)

Denise Yarnoff distributed the Applicantq exhibits and proceeded with testimony by David Hollister - Bentley Systems Chief Financial Officer and Neal Fisher.

Bentley Systems, a software manufacturer with offices worldwide, has their corporate headquarters in Eagleview Corporate Center, and theyq like to combine the proposed 44qbuilding with their two buildings in Uwchlan Township to create a corporate campus. The building will have 3 -14qfloors (9qceilings, 5qplumbing/heating infrastructure) and the concept includes solar panels and a green roof concealed by a 2qparapet. The Applicant can comply with all comments in Gilmoreq letter, there is adequate fire fighting equipment available however accessibility is questionable and will be investigated during land development.

Patrick Dennan of W. Township Line Road commented on the visual impact from a taller building on the neighbors to the west and is concerned about light pollution. Bruce McFarland of Turnstone

Way voiced concern with lighting and storm water runoff. Both gentlemen asked the Board to withhold approval of the taller building as it would be visually detrimental to the neighborhood and will not benefit the tax base.

In answer to questions/comments by the Supervisors, Neal Fisher confirmed the parapet will not exceed 44± the impervious coverage is 58.7% (65% allowed), storm water issues will be addressed during land development, and Hankin will address the unsightliness of Eagleview Lot 1 and assure proper storm water management measures are in place/repaired on Lot 1.

Mr. Good closed the Hearing and announced that the Board of Supervisors has 45 days to render a Decision, most likely at their February meeting.

Mr. Kerr called a short recess.

Approval of Minutes

Mr. Donatelli moved, seconded by Mrs. Tomlinson, to approve as presented the minutes of the SupervisorsqDecember 13, 2011 Workshop. The Motion carried unanimously.

Mr. Donatelli moved, seconded by Mrs. Tomlinson, to approve as presented the minutes of the SupervisorsqDecember 19, 2011 Meeting. The Motion carried unanimously.

Approval of Payments

Mr. Kerr advised the payment to Charles Higgins & Sons is incorrectly noted on the General Fund listing and should be stricken as payment was correctly made from the Capital Fund.

Mrs. Tomlinson moved, seconded by Mr. Donatelli, to approve the payments to all other vendors as listed December 22, 2011 through January 17, 2012. Mr. Donatelli abstained from the payment to the Chester County Solid Waste Authority as it is a client of his Firm. The Motion carried unanimously.

Treasurer's Report

Cary Vargo, on Jill Bukata's behalf, reported the Finance Department's activities over the past month, which included completion of a Liquid Fuels Audit (2008-2010), issued 2012 Salary and benefit letters to employees, began prep work for 2011 Audit, and drafted goals and objectives for 2012.

Supervisors Report

Mr. Kerr read the following emergency service provider response reports for December 2011: Ludwigs Corner Fire Company . 3 fire calls, 6 QRS calls; Lionville Fire Company . 7 fire calls; East Brandywine Fire Company . 1 EMS call; Glenmoore Fire Company . 0 fire calls; Uwchlan Ambulance Corps . 23 calls; TeenAid - 4 calls.

Mr. Kerr read the following calendar: January 18, 2012 (Wednesday) Christmas Tree and Yard Waste Collection; February 14, 2012 4:00 p.m. Board of SupervisorsqWorkshop; February 20, 2012 Office Closed . PresidentsqDay; February 21, 2012 (Tuesday) 7:00 p.m. Board of SupervisorsqMeeting.

Administrative Reports

Township Engineer's Report

Dave Leh reported that Car Sense has submitted a plan to enlarge their Service Department.

Building and Codes Department

Al Gaspari reported the Department issued 18 building permits in December, totaling \$3,874 in fees; 324 permits were issued in 2011, totaling \$89,660 in permit fees. The Zoning Hearing Board will meet January 25 regarding the keeping of animals on 1-acres lots and February 22 regarding

an accessory building within the setback; the Park & Rec Board will meet January 31; Liberty Union Bar and Grill hopes to open by the end January; and the synthetic turf field at Fellowship Fields has been in constant use. In response to Mr. Donatelli's question, Mr. Gaspari responded there have been no complaints about the lights at Fellowship Fields.

Police Chief's Report

Chief DeMarco reported the Department received 706 calls, made 9 arrests, and issued 108 traffic citations in December; the Department issued 1990 citations in 2011. Part-time Police Officer Stiteler has begun duty and Chief DeMarco trained 17 students during an Emergency Driving Course offered to local fire companies.

Public Works Department

Mike Heckman reported December's tasks included clearing leaves and debris from storm inlets and sewer plants; patching potholes; daily trash removal at the Parks; traffic signal battery backup checks; repairing the Hickory Park trail; mixing cinders/salt; met with plowing contractors; and safety inspections at Township properties.

Administration

An Ordinance was introduced which will amend the Police Pension Plan by deleting the "Killed In Service" section, in compliance with Pennsylvania's Act 51 of 2009 which provides for those benefits through the State. Mr. Donatelli moved, seconded by Mrs. Tomlinson, to adopt Ordinance #2012-01 amending the Police Pension Plan. The Motion carried unanimously.

Mr. Kerr advised that St. Elizabeth's is dedicating 4.6 acres to the Township which includes the triangular parcel of land between Route 100, northern Graphite Mine Road and Darrell Drive and the wetlands along the trail at the south end of St. Elizabeth's property. Mrs. Tomlinson moved, seconded by Mr. Kerr, to adopt Resolution #01-17-12-01, accepting dedication of the land. The Motion carried with 2 ayes. Mr. Donatelli abstained from voting as he is representing the Church in another matter.

Mr. Kerr explained the Township is replacing one of the vehicles used by Administration, due to its age, and in order to comply with Second Class Township Code regulations, the Board must authorize the advertisement of the property for sale. Mr. Donatelli moved, seconded by Mrs. Tomlinson to advertise the sale of a 2005 Ford Crown Victoria. The Motion carried unanimously.

Open Session

Mrs. Swiatek asked if playground equipment would be installed at Fellowship Fields. Mr. Kerr advised that item is not in the 2012 Budget, but is included with the phased development at the Fields. Several of the Girl Scouts had questions regarding the development of Parcel 5C, which is the parcel just north of the Township Offices; the new OM Sweet Shop; and the status of a "retirement home". Responses included that there has been no recent submissions by the Developers of Parcel 5C or the Jankowski Tract, and the OM Sweet Shop is an Indian grocery store.

Adjournment

There being no further business to be brought before the Board, Mr. Kerr adjourned the Meeting at 8:03 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary